

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 DOLCETTO WAY FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$409,000

&

\$439,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 4 SPRINT ROAD FRASER RISE VIC 3336       | \$436,000 | 05-Mar-25 |
| 9 SHENIZ AVENUE FRASER RISE VIC 3336     | \$428,000 | 06-May-25 |
| 7 EQUESTRIAN STREET FRASER RISE VIC 3336 | \$413,000 | 20-Dec-24 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 June 2025



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**4 SPRINT ROAD FRASER RISE VIC 3336**

Sold Price

**\$436,000**

Sold Date

**05-Mar-25**

4 2 -

Distance

**1.74km**



**9 SHENIZ AVENUE FRASER RISE VIC 3336**

Sold Price

**\$428,000**

Sold Date

**06-May-25**

5 3 -

Distance

**1.41km**



**7 EQUESTRIAN STREET FRASER RISE VIC 3336**

Sold Price

**\$413,000**

Sold Date

**20-Dec-24**

4 2 2

Distance

**1.74km**

RS = Recent sale

UN = Undisclosed Sale

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